

OFFERING BROCHURE

THE SHOPPES AT NORTHWOODS

VANDALIA, OH (DAYTON MSA)

CORE PLUS GROCERY
ANCHORED SHOPPING CENTER
WITH STRONG NOI GROWTH

ANCHORED BY STRONG PERFORMING
KROGER - THE MARKET LEADING GROCER
IN THE DAYTON MSA

OUTSTANDING DEMOGRAPHICS
AND VISIBILITY FROM
THE ADJACENT INTERSTATE 75



THE OPPORTUNITY

Cushman & Wakefield Retail Investment Advisors present Shoppes at Northwoods (the Property), a dominant Kroger and Dollar Tree anchored center located at a full interchange off I-75 in Vandalia, OH (Dayton MSA). Due to the high performing nature of Kroger at Shoppes at Northwoods, the anchor tenant agreed to extend their lease through September 2036. Combined, investment graded tenants Kroger and Dollar Tree account for more than 78% of gross income. There are 5 additional small-shop tenants with one remaining vacancy and an overall WALT at the Property of over 7.5 years. The existing shop tenants have below market rents in the mid/high teens per square foot and the total average rent at the property is \$8.19/SF. Shoppes at Northwoods has minimal competition within the immediate submarket and there are no grocery stores within a 5-mile radius. The affluent submarket includes 70,000+ residents and an average household income of over \$100,000 in 5 miles.

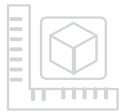
ADDRESS

780-798 Northwoods Boulevard
Vandalia, OH 45377



SIZE

89,093 SF



FINANCIALS

Year 1 NOI: \$730,928

WALT: 7.5+ Years



YEAR BUILT

2002



OCCUPANCY

98.20%



LAND AREA

18.02 Acres



ZONING

GB - Gateway Business



KEY TENANTS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	4,482	20,469	69,421
Total Households	2,042	8,981	29,057
Total Housing Units	2,198	9,577	30,898
Average Household Income	\$79,885	\$100,822	\$100,023



OFFERING HIGHLIGHTS



DOMINANT GROCERY-ANCHORED CENTER

- Kroger showed their commitment to the property by executing an early extension of their lease through September 2036.
- Kroger reported sales of \$795/SF (54.96 Million) in 2021, the last year they were required to report sales. This was well above the national average
- Per Placer.ai data, Kroger has seen an 8% increase in store visits since 2021 at Shoppes at Northwoods. Their store visits rank in the top 25% of Kroger stores nationally.
- Kroger has fuel center, drive-thru pharmacy, Little Clinic and Starbucks on site
- Kroger and Dollar Tree make up 79% of the gross income



LIMITED COMPETITION

- No other grocers in the immediate trade area
- Nearest competitor is a 5-mile drive from the Property
- Kroger is the dominant traditional grocer in the Dayton market, which has an MSA population of 814,000



“ESSENTIAL”, INTERNET RESISTANT TENANCY

- Grocer, dollar store, restaurants and services make up 96% of the GLA.



ACCESS & VISIBILITY

- Just off the I-75 / Northwoods Blvd. interchange, access and visibility is outstanding; average daily traffic along I-75 at this interchange of over 88,000 vehicles (2023 ODOT)



DEMOS AND LOCATION

- The 3-mile radius around The Shoppes at Northwoods are strong with an average household income over \$100,000. The Property enjoys immediate access to I-75 and is just north of the I-75/I-70 interchange commonly known as the “Crossroads of America”

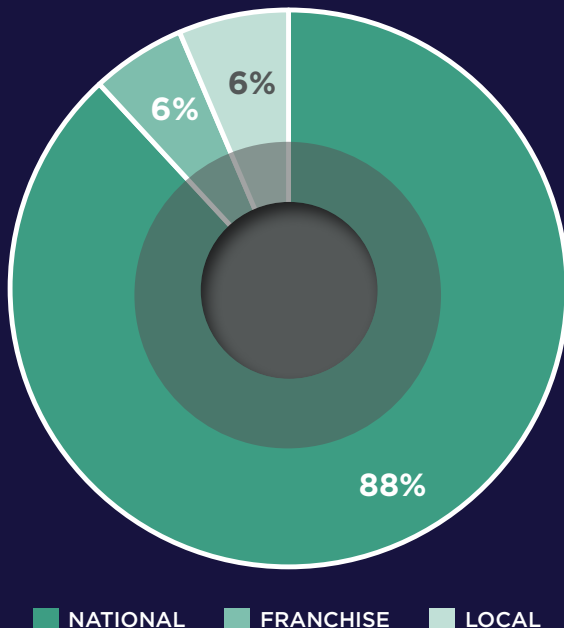
TENANCY HIGHLIGHTS

KEY TENANTS



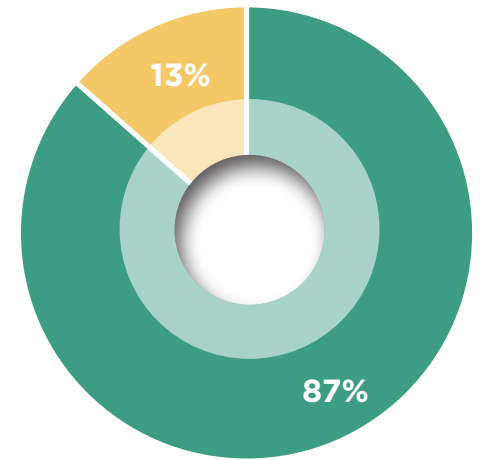
	SF	% OF GLA	% OF REVENUE
MAJOR TENANTS			
Kroger	69,133	78%	69%
Dollar Tree	7,960	9%	10%
Total Major Tenants	77,093	87%	79%
SHOP TENANTS (EXCLUDING MAJORS)			
Franchise	4,800	5%	10%
Local	5,600	6%	11%
Available	1,600	2%	0%
Total Shop Tenants	12,000	13%	21%
Total Property	89,093	100%	100%

NATIONAL VS. REGIONAL VS. LOCAL
% OCCUPIED GLA



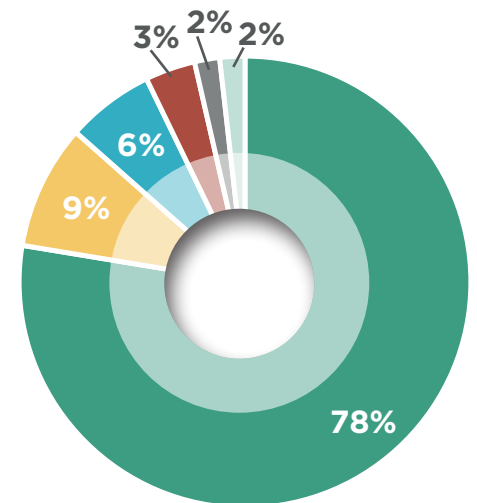


SPACE BREAKDOWN BY TOTAL GLA



MAJOR TENANTS SHOP TENANTS

TENANCY TYPE BY GLA



GROCERY DISCOUNT RESTAURANT
SERVICE SOFT GOOD AVAILABLE



CUSHMAN &
WAKEFIELD

[RETAIL INVESTMENT ADVISORS]

ATLANTA
Georgia

CHICAGO
Illinois

DALLAS
Texas

DENVER
Colorado

EAST RUTHERFORD
New Jersey

MIAMI
Florida

PHOENIX
Arizona

SAN FRANCISCO
California

WASHINGTON
DC

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